



City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: November 18, 2003

TO: City Council

VIA: Dennis R. Holloway, City Manager *[Signature]*

FROM: Pamela Byrnes-O'Camb, City Clerk *[Signature]*

SUBJECT: Council Bill #O-2003-9 (Second Reading/Roll call) – Amending the Zoning Map from Agricultural (A-1) and Multi-Family (R-3) to Planned Community (PC) for 6.97 acres located south of Barton Road, east of the Southern California Edison Easement and west of Bryn Mawr Avenue (Steven Walker Homes)

RECOMMENDATION

It is recommended that the City Council:

- 1) Waive reading of Council Bill #O-2003-9 in its entirety;
- 2) Direct the Clerk to read by title only;
- 3) Adopt Council Bill #O-2003-9 on roll call vote.

BACKGROUND

On October 28, 2003, the City Council introduced the proposed ordinance on First Reading, approving the Zone Change for purposes of developing the 7.6-acre site with 50 single-family residences as part of a gated, private community, named "The Orchard at Loma Linda."

ANALYSIS

As stated in the October 28 report, the proposed PC Zoning is not anticipated to result in any land use impacts to the surrounding area and would limit this area to a Medium Density residential use with ancillary amenities. (See the October 28, 2003 report for further details.)

ENVIRONMENTAL

The City Council adopted a Mitigated Negative Declaration on October 28.

FINANCIAL IMPACT

Zone Change, none. The project will generate Development Impact Fees in excess of \$500,000, and an in-lieu fee of \$180,000 will be paid to the City as a requirement of the associated Development Agreement.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM AGRICULTURAL (A-1) AND MULTI-FAMILY (R-3) TO PLANNED COMMUNITY (PC) FOR THAT AREA EXTENDING DIAGONALLY ON THE SOUTH SIDE OF BARTON AND NEWPORT ROADS, EAST OF THE SOUTHERN CALIFORNIA EDISON EASEMENT AND WEST OF BRYN MAWR AVENUE (ZONE CHANGE 02-06)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from Agricultural (A-1) and Multiple Family Residence (R-3) zoning to Planned Community (PC) zoning per Exhibit "A-1" and Exhibit "A-2" attached hereto and made a part hereof:

That property generally described as approximately 7.05 acres on the south side of Barton Road and Newport Road, east of the Southern California Easement and west of Bryn Mawr Avenue. The development shall include 50 single-family residential lots as described in Tentative Tract Map 16382.

Section 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof,

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irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 5. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the _ day of _____ 2003, and was adopted on the _____ day of _____ 2003 by the following vote to wit:

Ayes:

Noes:

Abstain:

Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

Exhibit A-1

Zone Change Map

